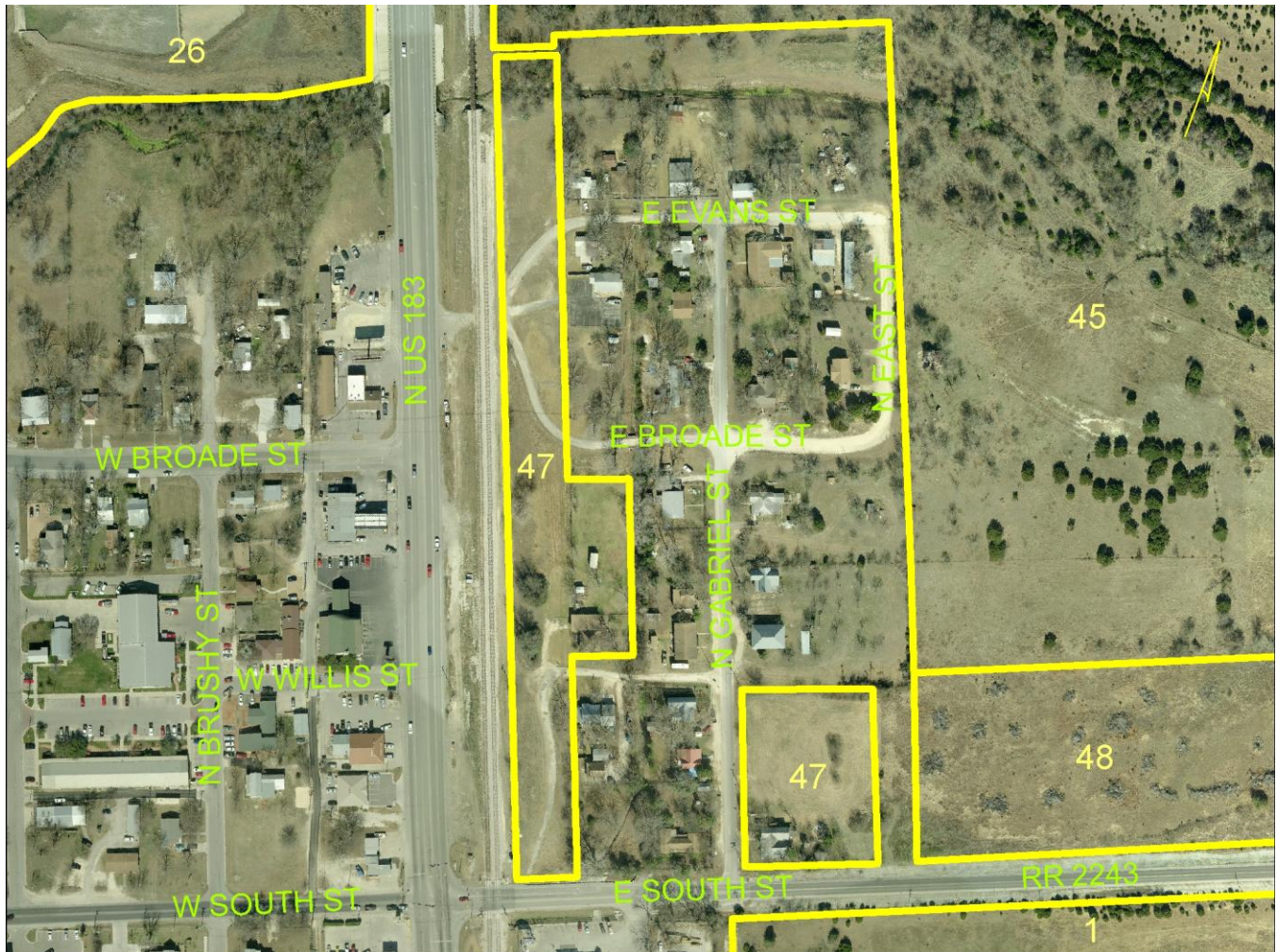


**5.21 Acres/2.1 Hectares  
East Old Town Properties**

**Site 47**



5.21 Acres/2.1 Hectares

**Parcel 1: 3.12 acres/1.3 hectares**

**Parcel 2: 1.44 acres/.6 hectares**

**Parcel 3: .65 acres/.3 hectares**

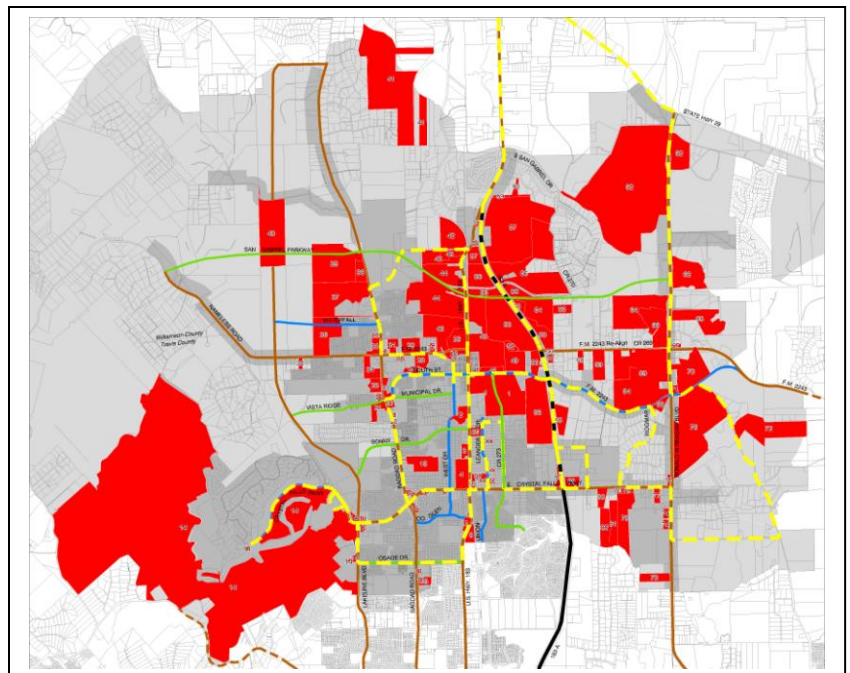
Immediate US Highway access

Utilities

Greenfield with residences

Leander Smart Code, Planned Unit  
Development (PUD) Overlay

Mr. Jody P. Giddens  
Giddens Real Estate  
1633 Highway 183  
Leander TX 78641  
(512) 431-7096 phone  
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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**5.21 Acres/2.1 Hectares  
East Old Town Properties**

**Site 47**

<b>Property</b>				
Total Acreage: <a href="#">5.21 acres/2.1 hectares</a>			Map: <a href="#">MAPSCO Austin 2006 Street Guide, pg. 312, Sec. Y</a>	
<b>Location</b>				
City: <a href="#">Leander</a>			County: <a href="#">Williamson</a>	
Address/Directions: <a href="#">In-and-around the Northeast Corner of FM 2243 and US 183</a>				
Within City Limits: <a href="#">Yes</a>			Distance from City Limits: <a href="#">Not Applicable</a>	
Distance to US Highways: <a href="#">Immediate</a>			Type of Zoning: <a href="#">Leander Smart Code, Planned Unit Development (PUD) Overlay</a>	
Distance to Interstate Highways: <a href="#">10 miles/16.1 km</a>				
<b>General Site Information</b>				
Previous Use of Site: <a href="#">Residence</a>		General Condition: <a href="#">Good</a>		Dimensions: <a href="#">Parcel 1: 3.12 acres/1.3 hectares - 1,362 x 90 feet/47 X 450 meters; Parcel 2: 1.44 acres/.6 hectares – 293 x 220 feet/89 x 67 meters; and Parcel 3: .65 acres/.3 hectares - 299 x 102 feet/91 x 31 meters</a>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <a href="#">Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes</a>			Shrink/Swell Capacity: <a href="#">High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</a>	
Adjoining Acreage Available: <a href="#">Yes</a>		Can Site Be Divided: <a href="#">No</a>		Lot Size: <a href="#">Negotiable</a>
<b>Improvements</b>				
Road Distance to Rail: <a href="#">frontage on Parcel 1</a>			Name of Railroad: <a href="#">Union Pacific, Southern Pacific, Capital Metro Commuter Rail</a>	
Proximity to Port(s): <a href="#">Three (3) hours to Port of Houston</a>			Other Improvements: <a href="#">Not Applicable</a>	
Fenced: <a href="#">Yes</a>			Landscaped: <a href="#">Yes</a>	
Located within an Industrial Park: <a href="#">No</a>			Type of Business: <a href="#">Residential</a>	
Deed Restriction(s): <a href="#">Not Applicable</a>			Covenants: <a href="#">Not Applicable</a>	
<b>Utilities</b>				
City of Leander Services: <a href="#">Department of Engineering, (512) 528-2700</a>		Water - Size of Nearest Line: <a href="#">6 inches/15.24 cm</a> Pressure: <a href="#">88 psi/607 kilopascal</a>		Sewer - Size of Nearest Line: <a href="#">12 inches/30.48 cm</a>
Electric Service: <a href="#">Pedernales Electric Cooperative (PEC)</a>	Phone: <a href="#">(830) 868-6041</a>	Facs: <a href="#">(512) 268-0328</a>		Email: <a href="#">Trista.fugate@peci.com</a>
Natural Gas Service: <a href="#">ATMOS Energy, (512) 310-3810</a>	Size of Nearest Line: <a href="#">6 inch/15.2 cm Poly II</a>		Pressure: <a href="#">Intermediate Pressure</a>	
Telecommunication Service: <a href="#">AT&amp;T and/or SuddenLink</a>	Phone: <a href="#">(512) 870-4430 and/or (979) 595-2424</a>	Facs: <a href="#">(512) 870-4475 and/or (979) 595-2445</a>		Email: <a href="#">mm2741@att.com</a> and/or <a href="#">Joe.Bethany@suddenlink.com</a>
Solid Waste Disposal: <a href="#">Clawson Disposal, Inc.</a>	Phone: <a href="#">(512) 259-1709</a>	Facs: <a href="#">(512) 746-5807</a>		Email: <a href="#">clawsondisp@earthlink.net</a>
<b>Sales Information</b>				
Contact: <a href="#">Mr. Jody Giddens</a>	Phone: <a href="#">(512) 431-7096</a>	Facs: <a href="#">(512) 515-6163</a>	Email: <a href="#">jodygidd@aol.com</a>	Web Site: <a href="#">Not Applicable</a>
Sales Price: <a href="#">Parcel 1: \$11.00/ square foot; Parcel 2: \$400,000; and Parcel 3: \$200,000</a>			Lease Price: <a href="#">Not Applicable</a>	
Comments: <a href="#">These three parcels are within the Old Town portion of Leander's 2,300 acre/931 hectare, award-winning Transit Oriented Development. They are bounded by US 183 to the west and FM 2243 to the south and offer an excellent opportunity for assemblage into a mixed-use development.</a>				